| 044.A | 0007 | 0074.2 | 1 of 1 | Condominium | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 850,200 / 850,200 |
| | | | | | USE VALUE: 850,200 / 850,200 |
| | | | | | ASSESSED: 850,200 / 850,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 74 | | PARK ST, ARLINGTON |

## OWNERSHIP

Unit #: 2

| | |
|---|---|
| Owner 1: | TEDESCO PHILIP E & |
| Owner 2: | MCCARTY MAUREEN |
| Owner 3: | |
| Street 1: | 74 PARK ST UNIT 2 |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | RECH DANIEL & FOSTER TIFFANY - |
| Owner 2: | - |
| Street 1: | 74 PARK ST UNIT 2 |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2007, having primarily Clapboard Exterior and 2838 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 850,200 | | | 850,200 |
| Total Card | 0.000 | 850,200 | | | 850,200 |
| Total Parcel | 0.000 | 850,200 | | | 850,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.58 | /Parcel: 299.5

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 310468
GIS Ref:
GIS Ref:
Insp Date: 05/31/18

## PREVIOUS ASSESSMENT

Parcel ID: 044.A-0007-0074.2

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 102 | FV | 834,700 | 0 | . | | 834,700 | 834,700 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 813,900 | 0 | . | | 813,900 | 813,900 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 739,000 | 0 | . | | 739,000 | 739,000 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 660,900 | 0 | . | | 660,900 | 660,900 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 660,900 | 0 | . | | 660,900 | 660,900 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 608,000 | 0 | . | | 608,000 | 608,000 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 577,700 | 0 | . | | 577,700 | 577,700 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 577,700 | 0 | . | | 577,700 | 577,700 | | 12/13/2012 |

!15642!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 05:20:10 |

## LAST REV

| Date | Time |
|---|---|
| 05/31/18 | 17:41:29 |

danam

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15642

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| RECH DANIEL & F | 64495-121 | | 11/12/2014 | | 724,500 | No | No | | |
| ROTHFUCHS DEVEL | 51497-170 | | 7/29/2008 | | 650,000 | No | No | | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 31664 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/7/2009 | 950 | Manual | 17,425 | | | | | |
| 4/4/2007 | 211 | New Buil | 310,000 | | | G9 | GR FY09 | DUPLEX TOWNHOMES |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/31/2018 | Measured | DGM | D Mann |
| 1/26/2009 | Meas/Inspect | 294 | PATRIOT |
| 1/14/2009 | NEW CONDO | BR | B Rossignol |
| 12/3/2008 | MLS | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 8025 | | | | | | | | | | | | | G10 | | | |

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 8 - Condo TnHs. | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 2007 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G11 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1M - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 15 - H.V.A.C | | |
| # Heat Sys: | 2 | | |
| % Heated: | 50 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | M - Multi-Level |
| % Own: | 50.000000000 |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 3.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 3.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 245.00 |
| Size Adj.: | 0.81897926 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 200.630 |
| Other Features: | 56655 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.29999995 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 881917 |
| Depreciation: | 31749 |
| Depreciated Total: | 850168 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 2 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH

UnSketched SubAreas:
GLA: 1881,
BMT: 957,

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 346.89 |
| Special Features: | 0 | Val/Su Net: | 299.58 |
| Final Total: | 850200 | Val/Su SzAd | 451.99 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 1,881 | 200.630 | 377,385 |
| BMT | Basement | 957 | 79.450 | 76,033 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,838 | | | Total: | 453,418 |
| Size Ad | 1881 | Gross Are | 2838 | FinArea | 2838 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 100 | F | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

044.A-0007-0074.2

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |